

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Brown Property Inventory Number: BA-3142
Address: 5200 McCormick Avenue Historic district: yes ☒ no
City: Baltimore Zip Code: 21206 County: Baltimore County
USGS Quadrangle(s): Baltimore East
Property Owner: Leroy Brown Tax Account ID Number: 1418036875
Tax Map Parcel Number(s): 935 Tax Map Number: 89
Project: Section 100: I-95, I-895(N) Split to North of MD 43 Agency: Maryland Transportation Authority
Agency Prepared By: A.D. Marble & Company
Preparer's Name: Stephanie Foell Date Prepared: 12/1/2003
Documentation is presented in: See Key References List
Preparer's Eligibility Recommendation: Eligibility recommended ☒ Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: yes Listed: yes
Site visit by MHT Staff yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The frame residence at 5200 McCormick Avenue is an I-house with a prominent cross-gable roof form. The building is clad in stained natural wood shakes and features a full-width, one-story, hipped-roof porch supported by turned-wood posts on its main (east) façade. A central entrance with a storm door is flanked by a single, four-over-four replacement window on each side. These same windows are also found on the second story, as well as on the remaining façades and are placed either singly or in pairs. The second story is capped by a flat cornice extension and is topped by a steeply pitched cross gable which contains a one-over-one replacement window. Similar windows are found in the gables of the north and south elevations.

A single-story, gable-roof ell extends from the rear (west) of the building and has a shed-roof addition attached to its south elevation. The cross-gable roof form of the main building is covered with asphalt shingles and features gable returns on the north and south façades. A tall, recently constructed, exterior, brick chimney extends above the roof plane on the south façade.

The grounds of 5200 McCormick Avenue contain several mature deciduous trees that date from at least the period of construction

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MHT Comments:

John T. [Signature]
Reviewer, Office of Preservation Services

[Signature]
Reviewer, National Register Program

6/15/04

Date

6/15/04

Date

200401247

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(1910).

History/Significance

General Regional History

The residence at 5200 McCormick Avenue is located in northeastern Baltimore County in the Rosedale neighborhood, which derives its name from William T. Smith's nearby nineteenth-century plantation of that name as shown on Griffith Morgan Hopkins' 1877 Atlas of Baltimore County, Map of the 12th District. In the eighteenth and nineteenth centuries, much of the area developed as a result of its proximity to Philadelphia Road, a major thoroughfare within the region. From the early years of settlement into the twentieth century, much of the land of this portion of Baltimore County was involved in small-scale farming, and houses with similar forms to that of 5200 McCormick Avenue were common.

Philadelphia Road

The area of Baltimore County that is now Rosedale developed largely as a result of its proximity to Philadelphia Road/Maryland Route 7, a road that originated as a Native American trail (Brooks and Rockel 1979:134). In 1729, the City of Baltimore was platted as a future port and commerce center. During that time, surveyors laid out the Philadelphia Road, linking Philadelphia, the New World's largest port city, with points south and west, including Baltimore.

The roadway's importance grew over time as interstate commerce became more prevalent. By the 1740s, commercial thoroughfares were being constructed to move farm produce, mill products, lime, and iron castings to the port city of Baltimore, and taverns and hotels sprang up along the Philadelphia Road. After several attempts to establish a turnpike, the Baltimore and Havre de Grace Turnpike Company received a charter to construct a toll road on the bed of the Philadelphia Road in 1814. The turnpike company initially enjoyed a period of prosperity. However, after only 20 years, railroads began offering intense competition (Hollifield 1978:81-82).

As Baltimore continued its expansion eastward, portions of the turnpike were ceded to the city. In 1888, Harford County assumed control of the turnpike contained within its boundaries. The end of the turnpike came in 1894, when Baltimore County assumed control of the remaining roadway within its jurisdiction.

During the twentieth century, traffic continued to increase on Philadelphia Road, particularly when automobiles became prevalent. Businesses arose along the former turnpike to serve the traveling public and many thought the road would continue to be the favored route for those traveling between Philadelphia and points south. However, in the late 1930s, the state held discussions regarding Works Progress Administration funds available for highway construction. A decision was made either to improve the existing Philadelphia Road, by then designated as Maryland Route 7, or construct a new roadway parallel to the old one. The businesses along the existing route fought to retain their source of business, but constructing a new, parallel road became the final decision, and work commenced on the new road, the Pulaski Highway, which eventually replaced Philadelphia Road as the primary thoroughfare through the area.

Agricultural Development in Northeastern Baltimore County

European settlement of northeastern Baltimore County likely began circa 1660. Because of the costly and complex land grant process, many wealthy landowners purchased parcels of land in Baltimore County, viewing these holdings as either investments in the future or potential bequests for heirs. Even land that had been purchased remained vacant (Marks 2000:7).

Consequently, during the early eighteenth century, land patterns consisted of small settlements, trails, and wilderness. Small-scale farmers, woodcutters, and miners were the primary residents, not the structured society of the southern Maryland gentry. This

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trend continued into later centuries as farmers continued to cultivate smaller plots of land than their Southern, plantation-owning counterparts (Marks 2000:11).

Rosedale was originally part of an agricultural region. By the mid-nineteenth century, many landowning residents were either German, Polish, or Irish immigrants. Generally, farms were small in size and produced relatively minor amounts of what were known as "stoop crops," vegetables which required bending over to harvest. These included carrots, parsnips, beans, etc. These crops were either sold at markets throughout Baltimore City (usually the Belair Market, the closest to the area) or by the farmers themselves, a practice known as truck farming which was prevalent throughout the area. Also at this time, as greenhouses came into widespread use, this area of Baltimore County became an important center for the production of year-round cut flowers for weddings, funerals, and bouquets (McGrain 1990:17).

Residences such as 5200 McCormick Avenue, simple I-house forms with cross-gable roofs and minimal architectural ornamentation, were commonly constructed as the farmhouses or tenant-farmer residences for many small-scale farms throughout Maryland.

Suburban Growth

Substantial suburban growth would not come to Rosedale until the 1950s. Following World War II, there was a housing shortage in the Baltimore area, and developers purchased many farms for housing developments. Returning war veterans took advantage of the Servicemen's Readjustment Act of 1944, commonly called the G.I. Bill of Rights, which provided guarantees on home mortgages. Furthermore, Americans' growing reliance on the automobile allowed a massive residential shift away from Baltimore to the suburbs. This change is particularly evident in portions of Rosedale, where new streets were laid out and small Minimal-Traditional-style residences, common in the post-War years, are plentiful. Residential growth in this locality began in the 1950s and continued steadily over the following decades, with 75 percent of the 1990 extant housing units constructed between 1950 and 1979.

The I-House

5200 McCormick Avenue is essentially an extended I-house form. I-houses, which are two stories in height and one room deep, descend from traditional British folk forms and are common in the United States, most notably in the Tidewater South, prior to circa 1890. However, the popularity of the form continued into the twentieth century, and examples are found throughout the eastern half of the country. Varying patterns of porches, chimneys, and rear extensions are commonly seen in examples dating after circa 1890 (McAlester and McAlester 1984:96).

The I-houses in northeastern Baltimore County range from modest folk dwellings, which were often constructed as either farmhouses or tenant-farmer houses on small-scale farms, to more elaborate examples that were the residences of locally prominent citizens.

Determination of Eligibility

The residence at 5200 McCormick Avenue was constructed in 1910. Its steeply pitched, cross-gable roof form is commonly seen throughout Maryland, and appears frequently within northeastern Baltimore County.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of significant persons in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. that have yielded or may be likely to yield, information important in history or prehistory.

The residence at 5200 McCormick Avenue is not eligible for individual listing in the National Register of Historic Places. Under National Register Criterion A, it is not associated with an event that has made a significant contribution to the history of the region, state, or nation. Research has not uncovered associations with prominent people which would make the property eligible under Criterion B.

The property is also not eligible under Criterion C as an example of an I-house. The building has been altered by the addition of a rear wing and the installation of replacement windows, and its integrity has been compromised. It has also lost its historic context and integrity of site with the construction of Interstate 95 in close proximity to the residence. While the cross-gable, I-house form is somewhat iconic of small-scale farming in northeastern Baltimore County, numerous examples which retain high levels of integrity remain. The property was not evaluated for significance under Criterion D.

Key References

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Sidney, James C.

1850 Map of the City and County of Baltimore, Maryland. James M. Stephens, Baltimore, Maryland.

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1857 Map of the city and county of Baltimore, Maryland.

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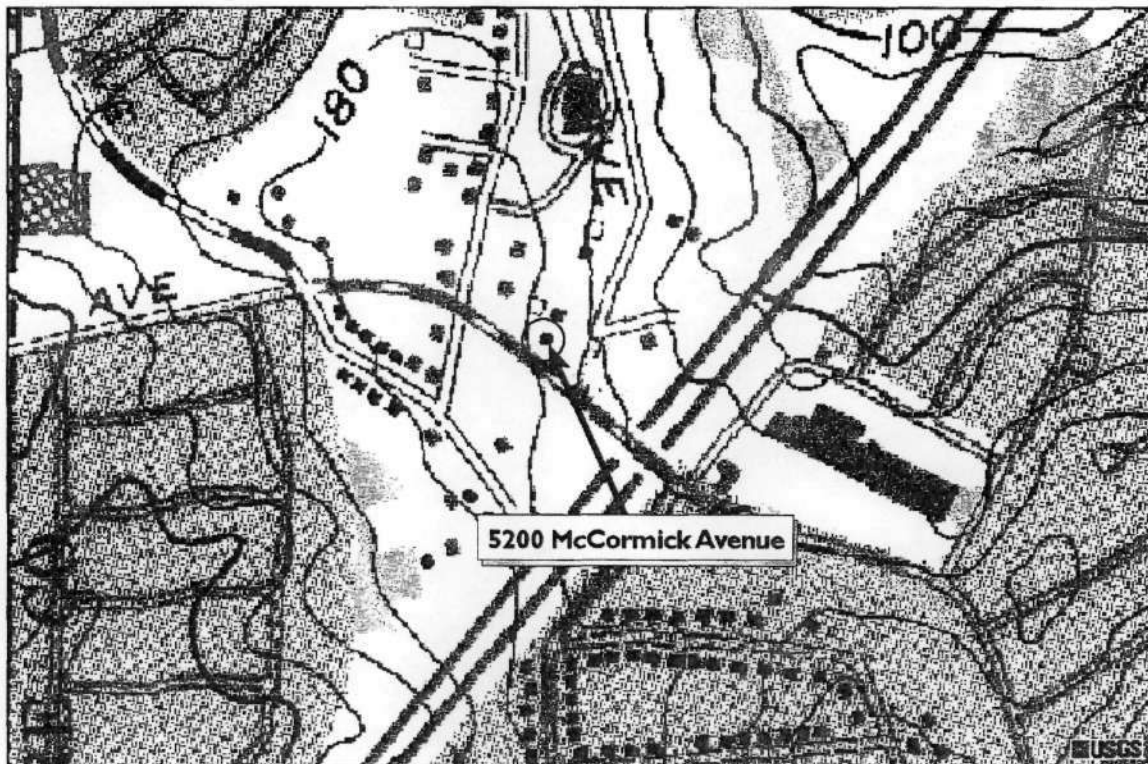
Eligibility not recommended _____

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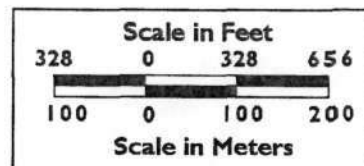
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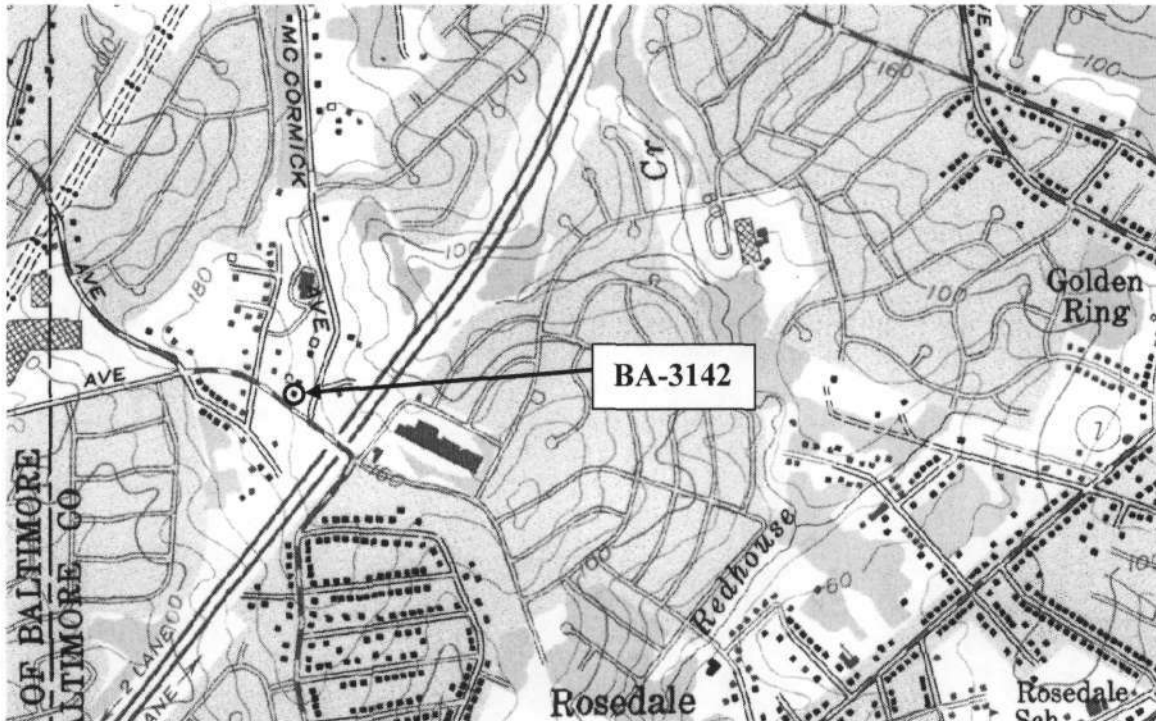
BA-3142
Resource Location Map
Section 100: I-95, I-895 (N) Split to North of MD 43
Baltimore County, Maryland



Map Source: USGS Topographic Quadrangle, Baltimore East, MD

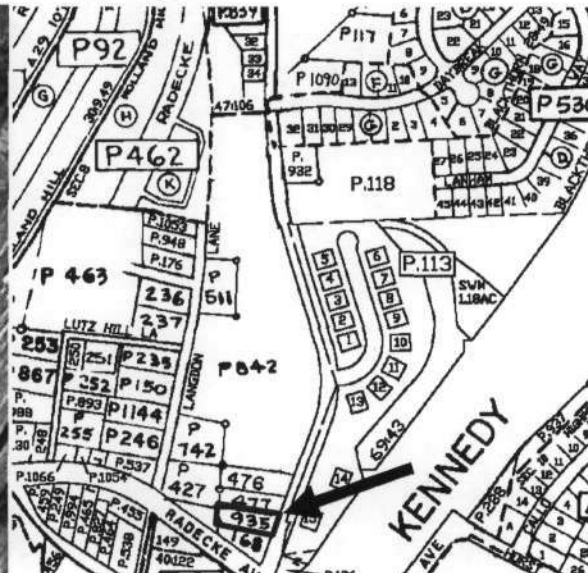


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5200 McCormick Avenue, Raspeburg
Baltimore East quadrangle



Google Earth image, c. 2007

Tax Map 89, p. 935





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5200 McCormick Ave.

Baltimore County, MD

S. Foell

10/2003

MD SHPO

Left & front facades; view to the North

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